



City of Marietta
Meeting Minutes
ECONOMIC/COMMUNITY DEVELOPMENT
COMMITTEE

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

John V. Sinclair, Chairman
Philip M. Goldstein
G. A. "Andy" Morris

Tuesday, January 4, 2005

Fourth Floor Conference Room

Following Public Works Committee

Presiding: John Vincent Sinclair
Present: Philip M. Goldstein and G. A. "Andy" Morris

Also Present:

William B. Dunaway, Mayor
Betty L. Hunter, Council - Ward 1
M. C. "Pete" Waldrep, Jr., Council - Ward 2
Rev. Anthony Coleman, Council - Ward 5
James W. King, Council - Ward 6
William F. Bruton, Jr., City Manager
Douglas R. Haynie, City Attorney
Shelia R. Hill, City Clerk

CALL TO ORDER:

Chairman John V. Sinclair called the meeting to order at 6:34 p.m.

MINUTES:

20041337 Regular Meeting - November 29, 2004

Review and approval of the November 30, 2004 regular meeting minutes.

A motion was made by Council member Morris, seconded by Council member Sinclair, that this matter be Approved. The motion carried by the following vote:

Vote: 2 - 0 - 0 Approved

Absent: Philip M. Goldstein

BUSINESS:

20041449 Manget Street Redevelopment Projects

Request for authority related to request for proposals for Manget Street Redevelopment Project.

Executive Director of the Marietta Redevelopment Corporation (MRC), Gary Mongeon reported that the draft Request for Proposal (RFP) is complete and ready to be distributed barring any changes suggested by council. A tentative timeline was also given out for the review process following the issuance of the RFP. The respondents would be asked to submit site plans and price estimates, which would be due by March 16, 2005 assuming all goes well. Staff would be prepared to make a recommendation of the highest ranked developer for Council action around May 9, 2005. The RFP would include a section for respondents to list contract terms, which could be reviewed when selecting the developer and allow the process to move

quickly. The tentative timeline assumes there would be quite a few proposals submitted; however, it would be shortened in accordance with the number of respondents.

Mayor Dunaway questioned whether tenants would be given notice before transfer of the property was complete. Mr. Mongeon stated that a sixty-day notice would be given and could be given in advance of selecting the developer.

Council member Hunter wanted to ensure that the community meeting scheduled for April would have a day and night session to give everyone a chance to attend.

Council member Goldstein felt it necessary to allow flexibility to negotiate and to approve or reject developers once proposals have been submitted.

Motion to recommend approval of the request for proposal (RFP) for the Manget Street Redevelopment Project and authorize issuance, with the right to accept and reject all bids.

A motion was made by Council member Goldstein, seconded by Council member Morris, that this matter be Recommended for Approval as Stipulated - Consent Agenda. The motion carried by the following vote:

Vote: 3 - 0 - 0

**Recommended for Approval as Stipulated -
Consent Agenda**

20041480 Johnny Walker Homes/MRC

Discussion of Johnny Walker Homes Disposition/Request for Proposal requirements/Marietta Redevelopment Corporation's recommendations.

Chairman Sinclair introduced Ray Buday, Vice Chairman of the Marietta Redevelopment Corporation (MRC). Mr. Buday offered an update regarding the disposition and Request for Proposal (RFP) requirements for the Johnny Walker Homes (JWH) site. During the December 15, 2004 meeting of the MRC, the board reaffirmed their recommendation that the JWH site consists of a mixed-use, new urban type development. Director Blackwell suggested bringing in several developers to give their opinion as to what kind of development is possible on the JWH site.

There were three options given by the MRC regarding restrictions to be included in the new RFP. Option 1 would set a minimum specified sale price with no TAD incentives. Option 2 would not set a specified sale price or include TAD incentives. Option 3 would not set a specified sale price; however, it would include the possibility of TAD incentives. Mr. Mongeon also presented a matrix for the disposition of the JWH site that listed the alternatives and a timeline for completion.

Council member Goldstein expressed concern with restrictions being added to the RFP. Mr. Buday stated that setting parameters upfront would allow for more control and speed up the process by screening out developments that are not appropriate for the site. Dialogue continued about the benefits of having developers attend MRC meetings to voice their opinion on a project they would potentially bid on.

Further discussion was held regarding the three options given by the MRC concerning restrictions to be included in the new RFP. It was the consensus of the committee to allow the MRC to move forward with a meeting with developers and present a recommendation to council regarding the RFP.

This matter was Discussed.

20041486 City Redevelopment Areas Map

Suggested amendments to the City Redevelopment Areas Map.

Industrial Development Manager Michael Donahoo presented a proposal to include areas to the island annexation that has been previously approved by City Council. Mr. Donahoo proposed the inclusion of an area that would be called the Roselane Redevelopment Corridor. This area takes in North Avenue, Cogburn and White Street. The City Redevelopment Areas Map has already been approved but could be amended to add this area for review at the next scheduled committee meeting.

City Manager Bill Bruton stated that the inclusion of the Roselane Redevelopment Corridor would encourage development and redevelopment, in addition to allowing the Board of Lights and Water to offer services in that area.

This matter was Held in Committee.

20050015 MRC Membership

Consideration of amending the Bylaws of the Marietta Redevelopment Corporation (MRC) to change the composition of the membership.

Discussion was held regarding the request from the Marietta Redevelopment Corporation (MRC) to not allow council members to serve on the board. Members of the MRC board feel that it should be an independent entity where a developer could come and work out the details of a project before coming before council.

Chairman Dunaway mention that the MRC could be viewed as an extension of the city council with four (4) council members plus the mayor sited on the board. He feels that city council should have a voice at the table; however, the MRC could select their own chairman and vice chairman.

Discussion was held regarding the advantages and disadvantages of allowing the MRC to become an independent entity. City Attorney Douglas Haynie was requested to bring back a list of the powers of the Marietta Redevelopment Corporation to ensure that they would not override city council.

This matter was Held in Committee.

ADJOURNMENT:

The meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Shelia R. Hill, City Clerk

Approved: _____